

# ***Term Permit and Shoreline Street End Fee Methodology***

## **Term Permit**

- Major private structures authorized by Ordinance:
  - Skybridges
  - Tunnels
  - Vehicle Ramps
  - At-grade structures
  - Plazas/Artwork, etc.
- Annual fees reassessed at end of term (~10-30 year cycle)



# Shoreline Street End

- FIGURE F.2
- ## Street Ends Currently Signed/Improved for Public Access
- ### SEATTLE SHORELINE STREET ENDS MASTER PLAN
- #### Legend
- Maintained Long term as a "place"
  - Currently Signed / Improved for Public Access
  - Not Currently Signed / Improved for Public Access
  - To be confirmed
  - Vacated
- Figure shows "to be confirmed" category for street ends to be confirmed by FOSE as signed/improved or not. "Maintained" category includes street ends where long-term maintenance by Seattle Parks, Port, UW, or Seattle Public Utilities is to be confirmed by SDOT/FOSE. See Table F-5 (Excel table for this prioritization options). "Maintained" street ends will not be analyzed in the prioritization for improvements, but signed/improved street ends will.
- Figure shows "to be confirmed" category for street ends to be confirmed by FOSE as signed/improved or not. "Maintained" category includes street ends where long-term maintenance by Seattle Parks, Port, UW, or Seattle Public Utilities is to be confirmed by SDOT/FOSE. See Table F-5 (Excel table for this prioritization options). "Maintained" street ends will not be analyzed in the prioritization for improvements, but signed/improved street ends will.

**Northwest Seattle & North Ship Canal**

  - 136 Fremont Bridge
  - 137 4th Ave SE
  - 138 4th Ave SE
  - 140 11th Ave NW
  - 141 14th Ave NW
  - 142 15th Ave NW
  - 143 20th Ave NW
  - 144 24th Ave NW
  - 145 26th Ave NW
  - 146 28th Ave NW
  - 147 30th Ave NW
  - 148 32nd Ave NW
  - 149 34th Ave NW

**Magnolia**

  - 99 Alaskan Ave
  - 100 Crocker St
  - 101 W Henderson St
  - 102 47th Ave W
  - 103 48th Ave W
  - 104 W Harrison St
  - 105 W Carson St
  - 106 W Barrett St
  - 107 W Aramark St
  - 108 W McCreary St
  - 109 22nd Ave W
  - 110 24th Ave W
  - 111 26th Ave W
  - 112 28th Ave W
  - 113 30th Ave W

**Downtown**

  - 112 W Thomas St
  - 113 3rd St
  - 114 4th St
  - 115 5th St
  - 116 6th St
  - 117 7th St
  - 118 8th St
  - 119 9th St
  - 120 10th St
  - 121 11th St
  - 122 12th St
  - 123 13th St
  - 124 14th St
  - 125 15th St
  - 126 16th St
  - 127 17th St
  - 128 18th St
  - 129 19th St
  - 130 20th St
  - 131 21st St
  - 132 22nd St
  - 133 23rd St
  - 134 24th St
  - 135 25th St
  - 136 26th St
  - 137 27th St
  - 138 28th St
  - 139 29th St
  - 140 30th St
  - 141 31st St
  - 142 32nd St
  - 143 33rd St
  - 144 34th St
  - 145 35th St
  - 146 36th St
  - 147 37th St
  - 148 38th St
  - 149 39th St
  - 150 40th St
  - 151 41st St
  - 152 42nd St
  - 153 43rd St
  - 154 44th St
  - 155 45th St
  - 156 46th St
  - 157 47th St
  - 158 48th St
  - 159 49th St
  - 160 50th St
  - 161 51st St
  - 162 52nd St
  - 163 53rd St
  - 164 54th St
  - 165 55th St
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  - 179 69th St
  - 180 70th St
  - 181 71st St
  - 182 72nd St
  - 183 73rd St
  - 184 74th St
  - 185 75th St
  - 186 76th St
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  - 188 78th St
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  - 191 81st St
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  - 193 83rd St
  - 194 84th St
  - 195 85th St
  - 196 86th St
  - 197 87th St
  - 198 88th St
  - 199 89th St
  - 200 90th St
  - 201 91st St
  - 202 92nd St
  - 203 93rd St
  - 204 94th St
  - 205 95th St
  - 206 96th St
  - 207 97th St
  - 208 98th St
  - 209 99th St
  - 210 100th St

**West Seattle**

  - 10th St SW
  - 11th St SW
  - 12th St SW
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  - 97th St SW
  - 98th St SW
  - 99th St SW
  - 100th St SW

**South Seattle**

  - 10th St SE
  - 11th St SE
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  - 47th St SE
  - 48th St SE
  - 49th St SE
  - 50th St SE
  - 51st St SE

# ***Term Permit and Shoreline Street End Fee Methodology***

## Current Process

- Fee Established by City Appraiser
- Problems
  - **Term Permits**
    - Fees established late in permitting process
  - **Shoreline Street Ends**
    - Land Values last assessed in 1997
  - **General Problems**
    - Limited City resources
    - Results often contested
    - Lack of transparency

# ***Proposed Methodology***

- Transparent and consistent
  - Land Values established by King County Assessor
  - Information available online
- Equitable and fair
- Ease of implementation
  - Fees established “up front”

# *Proposed Methodology*

|                   |                                 |          |
|-------------------|---------------------------------|----------|
| <b>Land Value</b> | <i>(Dollar Per Square Foot)</i> | <b>X</b> |
|-------------------|---------------------------------|----------|

|                 |                       |          |
|-----------------|-----------------------|----------|
| <b>Use Area</b> | <i>(“Foot Print”)</i> | <b>X</b> |
|-----------------|-----------------------|----------|

|                       |                         |          |
|-----------------------|-------------------------|----------|
| <b>Rate of Return</b> | <i>(City Appraiser)</i> | <b>X</b> |
|-----------------------|-------------------------|----------|

|                      |                               |          |
|----------------------|-------------------------------|----------|
| <b>Impact of Use</b> | <i>(Definition to Follow)</i> | <b>=</b> |
|----------------------|-------------------------------|----------|

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**Annual Fee**

# Proposed Methodology

## Shoreline Street Ends

Land Value (Dollar Per Square Foot)  $\times$

Use Area ("Footprint")  $\times$

Rate of Return (City Appraiser in 1997.  
(Range 0.1 – 1.0)

Demand Probability Factor =

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Annual Fee

# Proposed Methodology

## Term Permits

Land Value (Dollar Per Acre)

Use Area ("Food Use")

Rate of Return (City Policy)

Degree of Alienation

Annual Fee

The degree of impact on the public, utilities, right-of-way, and other potential uses of the right-of-way based on City policy (Range 0.1 – 2.0)

Respect St. End

=

# ***Proposed Methodology***

## **Implementation of New Fees**

### **Term Permits**

57 existing term permits

- 28 will have fees phased in by 2014

- 14 will have fees decreased

- ~15 will require new legislation in 2010 or 2011

### **Shoreline Street Ends**

36 Permitted Encroachments

- 35 Fee Increases will be phased in by 2014

- 1 will have fee decreased